

Town of Carrollton Planning Board

Minutes for Public Hearing on September 29, 2021

Present: Board Members: Erica Strauch, Wendy Johnston, Laura Rogers, And Mike Rogozinski, Town Residents Mr and Mrs McInvoy, and Jody Peterson, applicant for the Special Use Permit

Meeting called to order at 6:05 pm by Board Member Johnston, immediately followed by the Pledge of Allegiance

Chairman Johnston started the meeting by confirming the property location of 1030 RT 219 owned by Jody Peterson and ask Mr. Peterson to advise or explain the plans for the property

- Storybook Village and Family oriented Campground consisting of cabins, a few RV hook-ups, reopening of the restaurant on property with remodeling building and including a gift shop
 - o Possible seasonal events (i.e. Halloween party, Santa Claus/ Winter Wonderland, Easter Bunny)
- In-ground pool being placed on the back part of the property. Will follow all state and local requirements (i.e. Fenced in all around, alarm etc)
- 8' high fencing will be placed in all the required areas of the property
 - o Attending adjacent property owners asked when fencing will be placed on the upper part of property. Agreed on a chain link fencing there and other parts will be 8' wooden privacy fencing

Currently what is on the property is:

- 7 cabins (12'x24') once placed in their correct place on the property, all will be hooked up to full plumbing from one of the three 1500 gallon septic tanks on the property
 - o 2 cabins will have a 5 person capacity
 - o 5 cabins will have a 2-3 person capacity
- 7 RV hook up spots (20'x40') will be available
 - o These spots can accommodate up to 8 people per spot
- Cabin on the back of the property has been remodeled and is similar to an Airbnb
- Original Restaurant building on property is to be remodeled and have a gift shop included inside
- A few spots will also be available for possible tents to be set up to tent camp
- Building set up for 12 vendor spots for a Flea market

Looking to get the cabins, RV sites and the flea market building all up and ready before end of 2021

Parking lot will be for approximately 30-50 vehicles (8'x10') and could potentially increase with the growth of the business

Plan was reviewed by all attending parties from the Board and the Town Residents and the property owner. A uniformed understanding between all was that there is future growth potential for this business once it is all up and running

Meeting was adjourned at 6:35 pm. Motion made by member Rogozinski and 2nd by member Rogers

Next regular monthly meeting set for Tuesday October 12, 2021 @ 6pm